

WASHINGTON, D. C., SATURDAY, SEPTEMBER 23, 1922.

PURCHASERS HERE PROUD OF RECENTLY ERECTED DWELLINGS

NEW HOMES BUILT
HERE BY REALTORS
PLEASE BUYERSDealers Respond to De-
mand for Attractive-
ness in Construction.

SAVING MONEY NOW

Systematic Hoarding More in
Evidence Than Ever
Before.Content to Live in Rented
Home All Rest of His Life

"I can afford a home, but why should I own one? I have been renting a house ever since I was married and everything's been going fairly well with me."

In these words we heard a man uncover a warped philosophy, an asinine outlook and a rather deplorable state of affairs. We pitied him for his ignorance and held him as some thoughtless man absorbed in his own shallow satisfaction.

We belong to the rank of home owners and know the joy of home ownership, the permanent condition of contentment and the civic pride that is inherent with home possession. Once we were tenants and felt the dullness of life, the insecurity of the future and the drudgery of it all. We were existing then; we are living now.

Washington homes purchased in the last several months have met the whole-hearted approval of thousands of discriminating buyers, for real estate men here have continued to respond to the growing demand for attractiveness and efficiency in newly constructed residences.

In every section of the city, in every neighboring vicinity, there has been an invasion of home owners. Records of home sales from active real estate men at the end of each week disclose that the demand for homes is on the increase. It is remembered that before the war Washington experienced no great activity in home sales.

Every day finds a new home buyer. Perhaps the greatest thing that could happen to a tenant is to join the ranks of home owners. It is believed that Washington in the next five years will boast of having the greatest number of home owners than any other city of its size.

One prominent banker in the city declared that Washingtonians are saving their earnings with more regularity than ever before. This is a healthy sign for the city, for out of it will come new home owners. A man can seldom be a home owner or owner of any of the stable-bills in life until he has been or is the owner of a savings account.

"The most stable population of America has always been made up of the small home or land owner," says John H. Fuchler, in the National Real Estate Journal.

Ownership Brings Civilization. "As the English colonists secured the right to hold property, they became established. That ownership brought a higher form of civilization, a desire to live happily as a community of individuals, each respecting the others and the rights of others. It brought greater contentment. It encouraged the people to work and develop the land, since the improvement and betterment of these would result in reward to the owners," he says.

"Today a man who owns his home or his farm is, in a measure, owned by his home or his farm. There are so many elements of respectability that come to him who finds permanent shelter for his loved ones. He probably worked hard to possess it, and when he has it he tries to make it attractive and hold on to it," declares Fuchler. "It is a force for law, since a home owner desires protection by law. He acquires respect for the property of others. He wants good sound government and desires to become an advocate of law and order. Ownership makes him vigilant. I think it is Gladstone who said property always has one eye open."

Shannon & Luchs

To Offer 24 Lots

Shannon and Luchs, two of the most progressive realtors in the city, announce that they have secured an attractive subdivision for prospective home builders in the most beautiful section of Chevy Chase, D. C., Broad Branch road and Rittenhouse street.

Facing the property lies the beautiful home of Gen. Pershing. There are twenty-four building lots in the subdivision having a frontage of about fifty to sixty feet and a depth of approximately 140 feet.

This section has the highest altitude in Chevy Chase, it is claimed. Many notable residents in this vicinity. The lots can be bought on reasonable terms, according to Shannon and Luchs. It is expected that the lots will be sold quickly, as Chevy Chase is considered one of the most attractive suburbs in the city.

Col. Ruppert Buys Realty.

Col. Jacob Ruppert, part owner of the New York Yankees, paid \$1,500,000 for real estate on Fourth avenue in New York. The colonel is a heavy investor in anything that he undertakes. His ball club is worth considerably more than his recent real estate purchases.

Another New Morgan Row



These beautiful West Chevy Chase bungalows are offered to prospective home purchasers by the Morgan E. Morgan Company. They have extra large lots, 60 by 180 feet.

TEN HOME SALES
TOTAL \$108,650Commander Farwell Buys De-
tached House on Garfield
Street.

The transfer of ten residential properties aggregating in value \$108,650, were reported recently by the office of Hedges and Middleton, Inc.

A new detached home, 3512 Garfield street, which overlooks the Cathedral grounds was purchased by Commander Neal B. Farwell from Taylor and Hedges, the builders. The house has ten rooms, three baths, large sleeping porch, oak floors throughout and is modern in every respect. It has a two-car garage.

Miss Grace T. McBride purchased from the Equitable Trust Company of Wilmington, Del., a two-family apartment at 2512 Seventeenth street northwest. One apartment has five rooms and bath and the other six rooms.

Premises 1728 Eighteenth street northwest, was sold for Hugh W. Fred to John J. Slattery, Jr. The house has nine rooms, bath, electric lights and furnace heat.

A semi-bungalow at 516 Rittenhouse street northwest was purchased by Fred S. Boorman from A. Jay Replogle. It is situated on a large lot and contains eight rooms and bath with modern improvements.

An unimproved lot on Newark street northwest, near Thirty-third place, Cleveland Park, was purchased by W. C. and A. N. Miller from Mrs. Caroline B. French.

Mrs. Florence H. B. Shippen sold her home 3029 Q street northwest to John Cummings. It is a modern semi-detached brick house and has ten rooms and bath.

A detached home, 6934 Ninth street northwest, was purchased by Miss Margaret M. Hurt from E. Frank Ramsey. The house is thoroughly modern and has eight rooms, bath and extra lavatory.

One of the houses recently completed by Dwight J. Bartello at 409 Upshur street northwest, was purchased by Mitchell M. Connor for his home. It is colonial type and

has six rooms and bath and all up to date improvements.

A two-family apartment at 341 Thirteenth street southeast was sold for a local investor to Dennis McCarthy.

Dr. Allan J. McLaughlin sold his former home, 2335 Twentieth street northwest, to Benjamin W. Chiswell. The house is semi-detached, modern and has six large rooms, bath with shower, maid's room and complete bath and built-in garage. It will be occupied by Mr. Chiswell.

Buyers of Homes
Active This WeekSeveral Excellent Sales Are
Reported by Dealers.

The Brodt Realty Company, 936 E street northwest reports the following sales of properties:

No. 1900 Third street northwest, four-story apartment house, to Louis Zox, for the sum of \$15,000.

No. 2940 Clinton avenue northeast, to a local investor, for the sum of \$5,000.

No. 426-28 Eighth street northwest was sold to the same local investor at a price of \$50,000.

No. 1429-31-33 Maryland avenue northeast was sold for the Schrott estate to local home buyers.

No. 925 E street northwest was sold to Ralph Berger for the price said to be around the \$25,000 mark. He will improve this property and will use it in conjunction with his rapidly increasing business.

The Karl F. Brodt subdivision, bounded by Fessenden street northwest on the north, Wisconsin avenue on the west and Ellicott street and River road on the south, is now being rapidly sold. The entire Wisconsin avenue frontage was sold to a large builder and investor who contemplates putting up stores and apartment houses thereon. Lots 27, 28, 29, 30, 31, 32, 33 and 34, square 1671, were sold to Joe High and partner, who will start building a number of fine homes in the very near future. These lots are on Forty-third street, south of Fessenden.

The Brodt Realty Company will start to build early next week on lots 8, 9, 10 and 11, square 1671. Lots 2, 3, 4 and 5, square 1671, and lots 1, 2 and 3, square 1672, which face one another on Ellicott street, were sold.

\$22,000.00—West of 16th Street Extended

Owner leaving city, offers one of the most attractive homes in one of the best residential sections. In perfect condition, having been newly painted outside and redecorated inside. Built of tapestry brick, steel structure, concrete entrances; metal weather strips; hardwood floors; contains 11 large rooms, 3 baths and sleeping porches, 7 closets with electric lights in them; finished servants' quarters with bath in cellar; also cold storage, stationary tubs, instantaneous Pittsburgh hot-water heater; \$6,000.00 worth of handsome furniture, in excellent condition; may be had by the purchaser at one-half the cost.

\$14,950.00—Mount Pleasant

Close to the park; high-class new house; 5 sleeping rooms; built-in bookcases; beamed ceiling dining room; two complete baths; instantaneous hot-water heater; 10-foot concrete porches, copper screened.

\$12,500.00—West of Fourteenth Street

A modern home located between 14th and 16th streets n.w.; heated by hot water; electric lights; every modern convenience; south of Park road. Possession will be given with title.

\$11,000.00—Down Town Rooming House

A splendid opportunity to secure a money-making proposition. A 3-story and cellar brick, located west 9th street n.w. The house is modern, having electric lights newly papered and painted throughout; VACANT; EASY TERMS.

\$10,000.00—Good Investment

Ten garages located near 13th street and Columbia road; built of brick; now renting for \$1,200 per annum.

\$9,250.00—Columbia Heights

Never occupied; very easy terms; a new house, containing 6 rooms and bath; hot-water heat, electric lights; modern in every respect.

\$8,950.00—Petworth

Overlooking Soldiers' Home Grounds; a colonial brick; contains rooms and bath; heated by hot water; electric lights; immediate possession.

WM. H. SAUNDERS AND
COMPANY

1433 K Street N. W.

ASHTON HEIGHTS
CITIZENS ELECT
ASS'N OFFICERSBody Has Grown From 28
To 150 Members Since
Organization.

The Ashton Heights Citizens' Association celebrated the first anniversary of its organization by meeting at the home of R. A. Ryland last Monday evening for the election of officers. Those chosen are: President, R. R. Featenby; vice president, R. A. Ryland; recording secretary, A. H. Willey; financial secretary, Mrs. Celeste Rogers; treasurer, Allen Rogers.

The retiring president, E. Swift, gave a short resume of the progress made by the association during the past year. The association was organized with twenty-eight members, only two of them living in Ashton Heights at that time. The membership is now more than 150. Twenty families

are now living in Ashton Heights and eleven new houses are under construction, all but three being already sold.

Finances in Good Shape.

The association, although only one year old, has \$1,500 in the treasury, the proceeds of the sale of a house built by the association. It was agreed to contribute \$1,000 of this amount toward the surfacing of Cathcart road from Virginia avenue to the western boundary of Ashton Heights. Work on Cathcart road will begin immediately.

The public utilities committee reported that street lights had been ordered and that County Engineer Garrett expects to have them installed within a few weeks. Mail delivery is now within half a block of Ashton Heights and a new telephone cable has been installed to Fort avenue, so it is probably only a matter of a few weeks until Ashton Heights will have both mail and telephone service.

The tennis courts are being pushed to completion and a tennis tournament may be held later in the fall.

FLORIDA TOWN HAS
BOOM IN BUILDING

St. Petersburg, Fla., is in the midst of a building boom. The bustling little Florida metropolis is building and expanding as is taking place in all of the far Southern States. Building permits with a valuation

of \$2,223,115 have been issued in the past eight months. That record is something upon which the people of any city that size could look with pride.

Office buildings, spacious and beautiful mansions are being erected in that city, real estate is booming and according to the writer of their real estate stories, "the boom will never drop out."

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314 Pennsylvania Ave. S. E.WANTED
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IN ANY SECTION
FOR
IMMEDIATE PURCHASERS

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Large demand for both
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Special attention given to
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John W.
Thompson & Co.
—Incorporated—
821 15th St. N. W.
Main 1477

THE GREATEST BUNGALOW BARGAIN OF THE YEAR
ONLY 3 LEFT.

\$1,000 cash, \$75.00 monthly (including interest and principal); Nos. 6312-16-20 9th street N. W. (adjoining Takoma Park, D. C.); 5 rooms and fully tiled bath, open fireplace, reception hall, hardwood floors and trim, built-in ironing board, wash trays and servant's toilet in basement; large lot to alley; front and rear porches; front and rear yard sodded.

To inspect, take 8th street car to Sheridan street, walk one block east to bungalows. Representative on property today from 2 to 5 and all day Sunday, or phone Franklin 1320; Sunday, Franklin 1686-J, and representative will call for you in automobile.

Morgan E. Morgan & Company

Exclusive Agents, Franklin 1320.

1407 New York Ave.

Evenings and Sundays, Frank. 1686-J or Cleveland 2234

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SIX SOLD—THREE LEFT

Six rooms, reception hall and bath, brick, with pleasing individuality in front and porch design; front, sleeping and breakfast porches; fireplace; hardwood floors; h. w. h., elec., laundry, servant's toilet; concrete basement, large closet space, pantry and other features.

Price, \$8,650 to \$8,950

\$1000 Cash—\$85.00 per month

SEE THESE HOUSES SUNDAY, OR ANY AFTERNOON
OR EVENING.ALLAN E.
WALKER
AND SONS, INC.

813 15th St. N. W.

Main 2430

1465 Girard
Street

It contains six large
rooms; is well con-
structed throughout;
good looking front
porch; finished cellar;
semi-detached and side
windows.

Built-in garage; break-
fast porch; parquet
floors; hot water heat;
electricity—and many
other features appealing
to all the family.

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Personality!

Homes, like people, have per-
sonalities. Some are warm, at-
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cold—repellent.

When you step over the
threshold you know instinctively
whether you like a certain house
—or whether you don't like it.
This home on

Girard Street
At Fifteenth

embodies that subtle something
that awakens in you a desire to
own one. It radiates an atmos-
phere of friendly cheer, coupled
with a dignified sort of beauty.

Located in a fine neighborhood,
close to Embassies. Inspection
now is not only desirable but nec-
essary, as there is but one left.

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